

Project No. 2016\_430

## City Of Surprise TechCelerator

### ADDENDUM NO. 2

DATE: 10.17.2017

GENERAL: The following changes, additions or deletions for the above project shall be made to the Contract Documents; all other Conditions shall remain the same. Note: the additions, deletions or changes listed in this Addendum may affect more than the specific instance(s) mentioned. Coordination may be necessary to fully revise cases of duplicate information. The Addendum supersedes current conditions shown. Acknowledge receipt of this Addendum. This addendum forms a part of the Contract Documents and modifies them as follows:

### DRAWINGS

A2.1: SHEET G-001: TITLE SHEET:

REPLACE this section in its entirety.

A2.2: SHEET : A-101, FIRST FLOOR PLAN:

1. Header above Office 101 has been DELETED .
2. Detail 6D A-501 has been DELETED.
3. Keynote 9 has been DELETED.
4. Height of walls in Office 101 has INCREASED in height to 10'-6". Refer to Section B 2/ A-301.

A2.3: SHEET : A-301, SECTIONS:

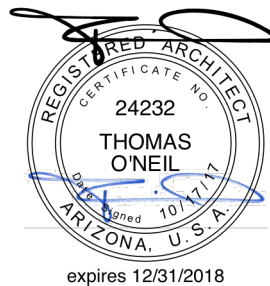
1. Office 101 Walls has been INCREASED in height to 10'-6".
2. Keynote 7 has been ADDED for clarification.

A2.4: SHEET : A-501, INTERIOR DETAILS:

1. Detail 6D has been DELETED.

### ATTACHMENTS:

G001, A101, A301 & A501, 4 pages



Orcutt Winslow Project 2016\_430 AZ TechCelerator, General Sheet G-001 title sheet was plotted by Liz Graves on Monday, October 16, 2017 at 3:41 PM; file found at BIM Server: ed.bmsrver - BIM Server 2\Special Projects Studio\16\_430\_City of Surpise\_Techcelerator

DEFERRED SUBMITTALS

**Per IBC 107.3.4.1 DEFERRED SUBMITTALS**  
Documents for Deferred Submittal items shall be submitted to the Registered Design Professional in Responsible Charge, who shall review them and forward them to the Building Official with a notation indicating that the Deferred Submittal Documents have been reviewed and been found to be in general conformance to the design of the building. The Deferred Submittal items shall not be installed until the design and submittal documents have been approved by the Building Official.

**FIRE PROTECTION**  
Fire protection systems to be approved by City of Surprise Fire Department and Development Services Department.

**Fire Alarm System:** Provide shop drawings, separate permit submittal, and permit fees for the fire alarm system modifications in the building. Agency review and separate additional permit may be required prior to starting any work on the fire alarm system.

**Fire Sprinklers System:** Provide shop drawings, flow testing, separate permit submittal, and permit fees for the fire sprinkler system modifications in the building per NFPA-13. Provide one copy of permitted drawings to Architect. A separate additional Permit may be required prior to starting any work on the fire sprinkler system.

ABBREVIATIONS LIST:

AB	Angle	LAV	Lavatory
AB	Anchor Bolt	LLV	Long Leg Vertical
ABC	Aggregate Base Course		
A/C	Air Conditioning/Conditioner	MAS	Masonry
ACT	Acoustical Ceiling Tile	MECH	Mechanical
AF	Above Finish Floor	MFR	Manufacturer
ALT	Alternate	MO	Masonry Opening
ALUM	Aluminum	MTL	Metal
BRG	Bearing	NIC	Not In Contract
BUR	Built up roof	NTS	Not to Scale
BM	Beam		
		OC	On Center
CI	Cast Iron	OD	Outside Diameter
CJ	Control Joint	OPP	Opposite
CL	Center Line	ORD	Overflow Roof Drain
CLS	Ceiling		
CMU	Concrete Masonry Unit	PL	Property Line
CO	Clean Out	PLAM	Plastic Laminate
COL	Column	PLMB	Plumbing
CONC.	Concrete	PLYWD.	Plywood
CONT.	Continuous		
CPT	Carpet	RD	Roof Drain
CT	Ceramic Tile	RO	Rough Opening
DF	Drinking Fountain	SF	Square Feet
DIA	Diameter	SHT.	Sheet
DIM.	Dimension	SIM.	Similar
DWGS.	Drawings	SLV	Short Leg Vertical
DS	Down Spout	SPEC.	Specification
		SO	Square
EDF	Electric Drinking Fountain	STD.	Standard
ELEG	Electrical	STRL	Structural
EJ	Expansion Joint	S/S	Stainless Steel
EQ	Equal	SS	Sanitary Sewer
(E) EXIST.	Existing	SUSP	Suspended
EXT.	Exterior		
		T & G	Tongue and Groove
FBO	Furnished By Owner	TEMP	Tempered
FD	Floor Drain	TOJ	Top of Joist
FDC	Fire Dept. Connection	TOB	Top of Beam
FEC	Fire Extinguisher & Cabinet	TDC	Top of Curb/Conc.
FF	Finish Floor	TOM	Top of Masonry
FG	Finish Grade	TOP	Top of Plate
FIN	Finish	TOS	Top of Steel
FLR	Floor	TOW	Top of Wall
		TYP.	Typical
GA.	Gauge	UG	Underground
GAL.	Galvanized	UNO	Unless Noted Otherwise
GLB	Glued Laminated Beam		
GWB	Gypsum Wall Board	VCT	Vinyl Composition Tile
		VERT.	Vertical
HB	Hose Bibb		
HM	Hollow Metal	WC	Water Closet
HORIZ.	Horizontal	WD	Wood
		WH	Water Heater
ID	Inside Diameter	WWF	Welded Wire Fabric
INT.	Interior		

ALTERNATE BIDS

Provide alternate cost breakdowns in bid per specification Section 012100.

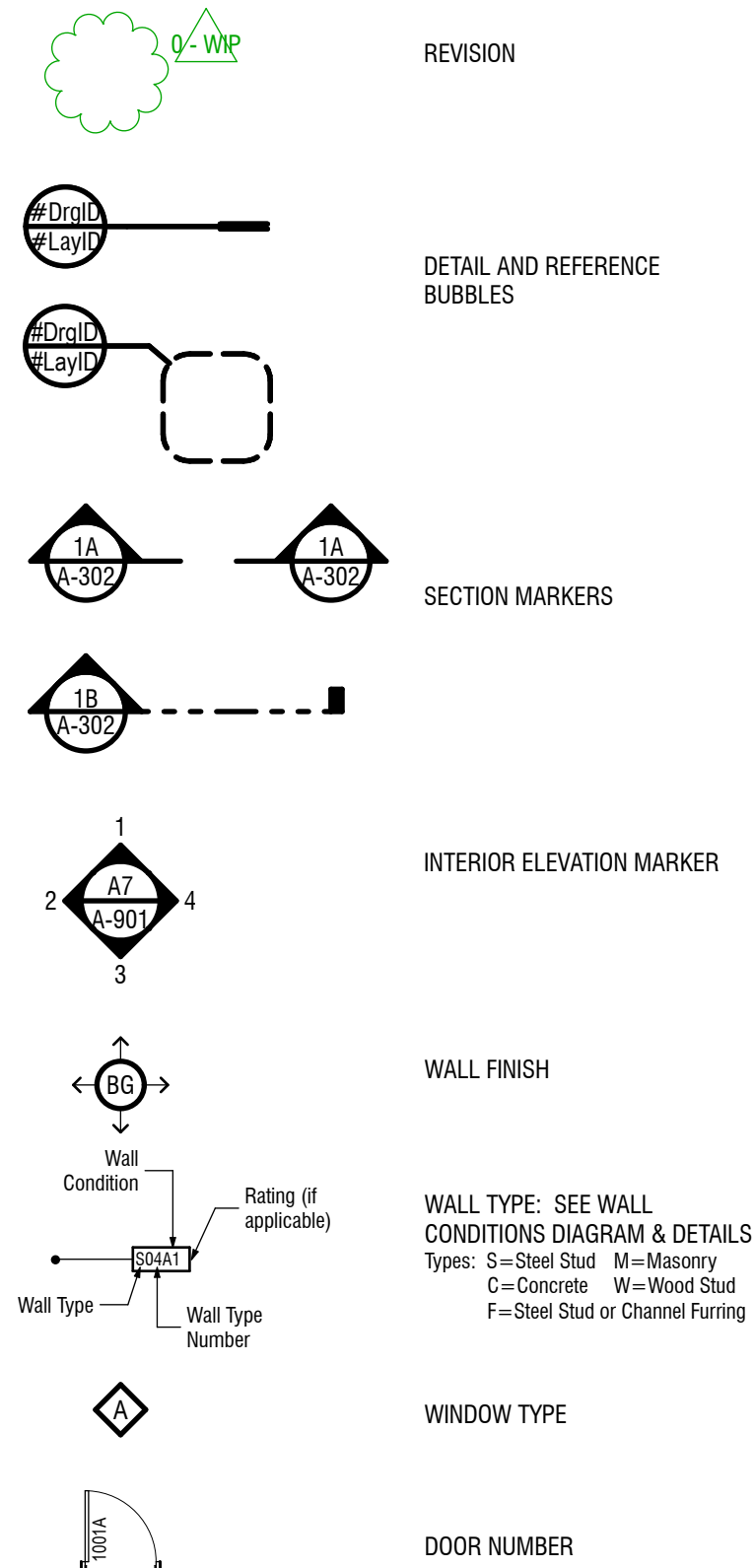
**Base Bid:** Base Bid to include the tenant improvements for Gridlines 1 thru 4, A thru E and all utility (MPE) work outside these gridlines to affect a complete operating office space.

**Alternate #1 (Additive):** Bid no longer needed.

PROJECT GENERAL NOTES:

- A. Do not scale drawings. Rely only on Architect's written dimensions.
- B. Typical details may not necessarily be cut on plans, but apply unless noted otherwise.
- C. All work and material shall be regarded as new unless specifically indicated as "existing" or "(e)" on the drawings and/or within the specifications.
- D. Contractor shall coordinate all trades and methods of construction as required for completion of the project with the intent of these documents.
- E. All materials and unfinished surfaces exposed to view shall be painted unless factory prefinished, noted otherwise, or directed by the Architect.
- F. No utilities, plumbing, piping, conduit, etc. shall be exposed without the written approval of the Architect.
- G. Should dimensions be missing or conflicting, notify Architect prior to proceeding with related work.
- H. Contractor shall verify locations of utilities prior to excavating, trenching, etc. and shall repair or replace utilities damaged as a result of construction.
- I. Contractor shall be responsible for all temporary shoring and bracing required during construction.
- J. Security and safety are the Contractor's responsibility. Site shall be completely fenced and secured during construction.
- K. No asbestos shall be used or incorporated into the project in any form.
- L. Separate dissimilar metals as they occur and/or per manufacturer's recommendations.
- M. Apply sealant at intersections of all dissimilar materials.

TYPICAL SYMBOLS LEGEND



CONSULTANT INFO

MECHANICAL, PLUMBING ENGINEER  
**LSW ENGINEERS**  
**ARIZONA, INCORPORATED**  
2333 West Northern Avenue  
Phoenix, Arizona 85021  
t 602-249-1320 f 602-336-3276

VICINITY MAP



VICINITY MAP

NOT TO SCALE

SHEET INDEX

general information

- G-001 title sheet
- G-002 code & project information
- G-003 wall types
- G-004 UL details

architectural

- AD101 demolition plans
- AD102 ceiling demolition plans
- A-101 first floor plan
- A-102 first floor rcp
- A-301 sections
- A-401 first floor finish plan / isometrics
- A-501 interior details
- A-601 door & window schedules, elevations
- A-701 first floor finish plan / isometrics

fire suppression

- FS0.1 fire suppression general sheet

special systems

- SS0.1 special systems & fire alarm notes & symbols
- SS1.1 special systems & fire alarm demolition plan
- SS2.1 special systems & fire alarm plan

mechanical engineering

- M0.1 mechanical general sheet
- M1.0 mechanical demolition plan
- M1.1 mechanical demolition enlarged plan
- M2.0 mechanical HVAC plan
- M2.1 mechanical HVAC plan - enlarged
- M3.1 mechanical details & comcheck
- M4.1 mechanical schedules

plumbing engineering

- P0.1 plumbing general sheet
- P0.2 plumbing specifications
- P1.0 plumbing demolition plan
- P1.1 plumbing demolition plan - enlarged
- P2.0 plumbing drainage plan
- P2.1 plumbing drainage plan - enlarged
- P3.0 plumbing water plan
- P3.1 plumbing water plan
- P4.1 plumbing schematics

electrical engineering

- E0.1 electrical symbols
- E0.2 fixture schedule and notes
- E0.3 electrical specifications
- E2.1 electrical demolition power plan
- E3.1 electrical demolition lighting plan
- E4.1 electrical lighting plan - first floor
- E5.1 electrical power plan - first floor
- E7.1 electrical one-line diagrams
- E9.1 electrical panel schedules & lighting compliance certificate

CLIENT CONTACT

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16000 North  
Civic Center Plaza  
Surprise, AZ 85374

PROJECT NO.

2016\_430

DATE OF ISSUE

04.26.2017

REVISION NO.

DATE

- 1 city comments 05.26.2017
- 2 owner revisions 08.23.2017
- 3 addendum 01 10.10.2017
- 4 addendum 02 10.17.2017

PROJECT TEAM

DRAWN BY

interiors

LG

PROJECT PHASE

100% construction documents

SHEET CONTENTS

title sheet

SHEET NO.

G-001

2929 n central ave  
eleventh floor  
phoenix az 85012  
mail@owp.com

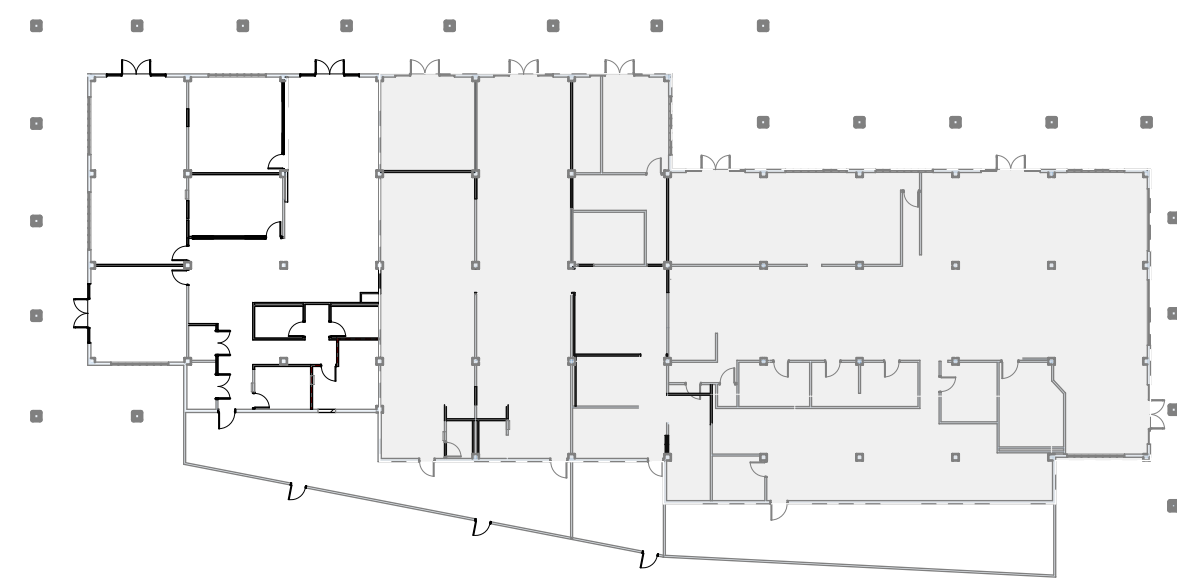
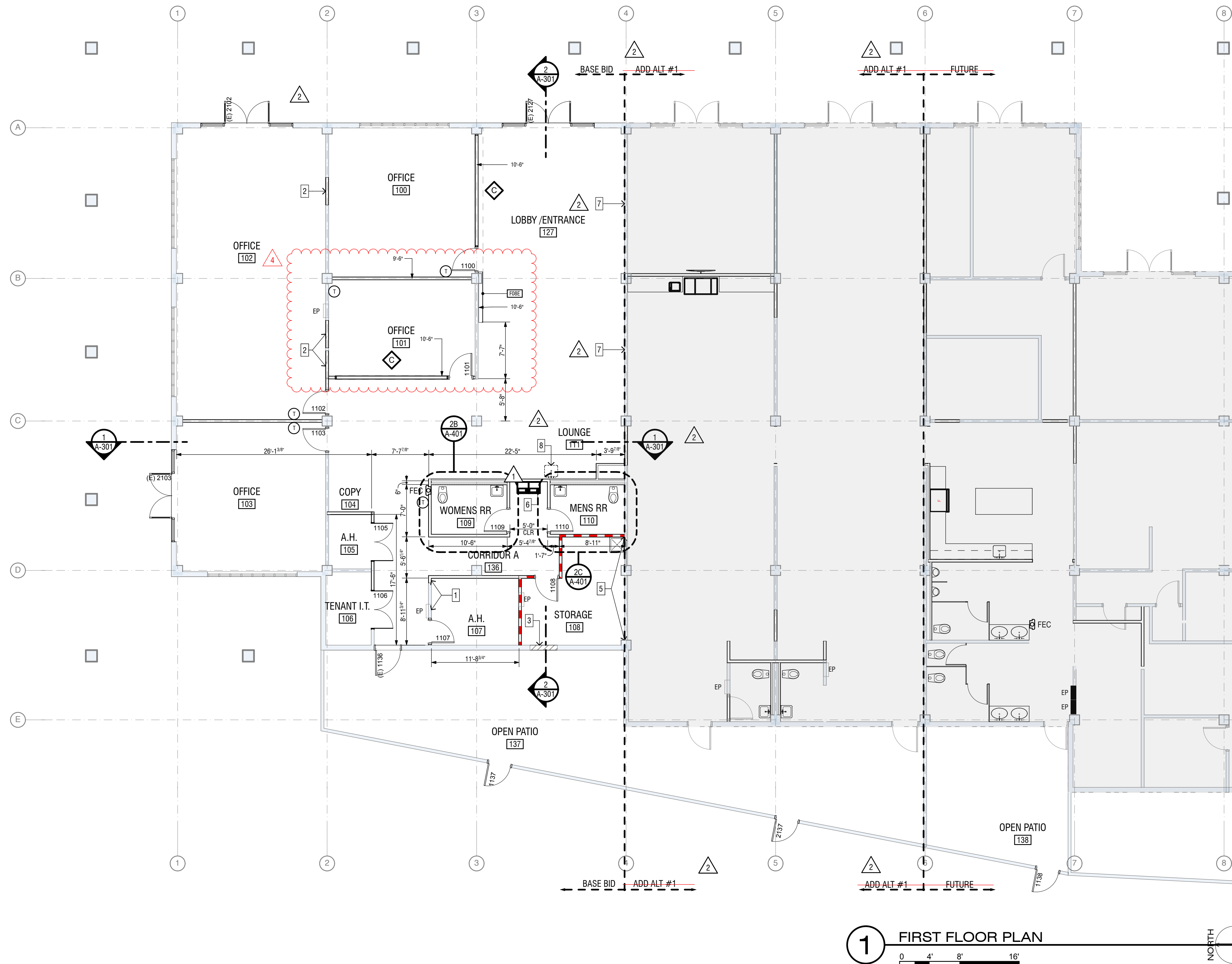
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CITY OF SURPRISE  
**AZ TechCelerator**  
12425 WEST BELL ROAD, SURPRISE, ARIZONA 85378





## FIRST FLOOR KEY PLAN

NOT TO SCALE

FLOOR PLAN GENERAL NOTES:

- A. Keynotes and legends are typical for all floor plan sheets, and may not apply to each sheet.
- B. Dimensions are to face of masonry, concrete and studs and centerline of columns, unless noted otherwise.
- C. See enlarged floor plans and details for specific locations of plumbing fixtures.
- D. Field verify all dimensions prior to fabrication of any cabinetry, frames, structural items, etc.
- E. Provide painted access panels in walls and ceilings at concealed items, such as valves, stock absorbers, controls, switches, etc., and any other items that may require access. It is the Contractor's responsibility to determine access panel locations.
- F. Seal all penetrations in fire rated assemblies as required by all applicable codes. Permanently label all penetrations and assemblies.
- G. Verify and coordinate all requirements for owner furnished items, prior to performance of any work that is to accommodate and interface with such items.
- H. All angles are increments of 45 degrees unless noted otherwise.
- I. Extend wall envelope insulation from floor line to meet roof insulation.
- J. All frame walls to be Type S04C and all furring walls to be F04C, unless noted otherwise.
- K. All terminals to receive laminated gyp. bd. on all sides with J trim on top. Cterminate gyp. bd. to underneath side of beam.
- L. Tactile exit signs shall be provided adjacent to each door to an exit passageway, and the exit discharge. Tactile Signage to be designed in accordance with 2009 ICC / ANSI A-117.1 section 703; includes both raised lettering and Braille.

FLOOR PLAN KEYNOTES:

1. Align finished face of new wall with finished face of existing wall.
2. Install door with new wall, align finished face of new wall with finished face of existing wall.
3. Install exterior door opening with new wall, align finished face of new wall with finished face of existing wall. Patch, repair and paint to match adjacent.
4. ~~Provide backing for TV.~~
5. Upgrade existing wall to 1-hour.
6. New high low drinking fountain.
7. Existing wall new finishes only on one side.
8. Sink installed in the future, stub out. Refer to plumbing drawings for details.
9. ~~Double 18 gauge studs beneath header beam on both ends within existing walls.~~

### FLOOR PLAN LEGEND

AREA OUTSIDE OF SCOPE,  
NO WORK

NEW INTERIOR WALL PARTITION  
WINDOW AND DOOR

1 HOUR PARTITION

FIRE EXTINGUISHER IN CABINET.

MOP SINK

FLAT-PANEL TELEVISION, WALL-  
MOUNTED WITH POWER & AV  
CONNECTION

MECHO SHADE - NOT USED

NEW ELECTRICAL PANEL  
LOCATION

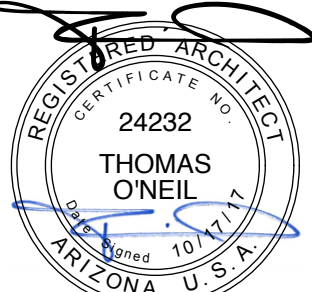
EXISTING TO REMAIN  
ELECTRICAL PANEL

THERMOSTAT

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CITY OF SURPRISE

# AZ TechCelerator

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2016 430

**04.26.2017**

REVISION NO.

DATE \_\_\_\_\_

city comments

05.26.2017

owner revision

08.23.2017

△<sub>3</sub> addendum 01

10.10.2017

△ addendum 02

10.17.2017

## PROJECT TEAM

DRAWN BY

**interiors**

**LG**

PROJECT PHASE

## 100% construction documents

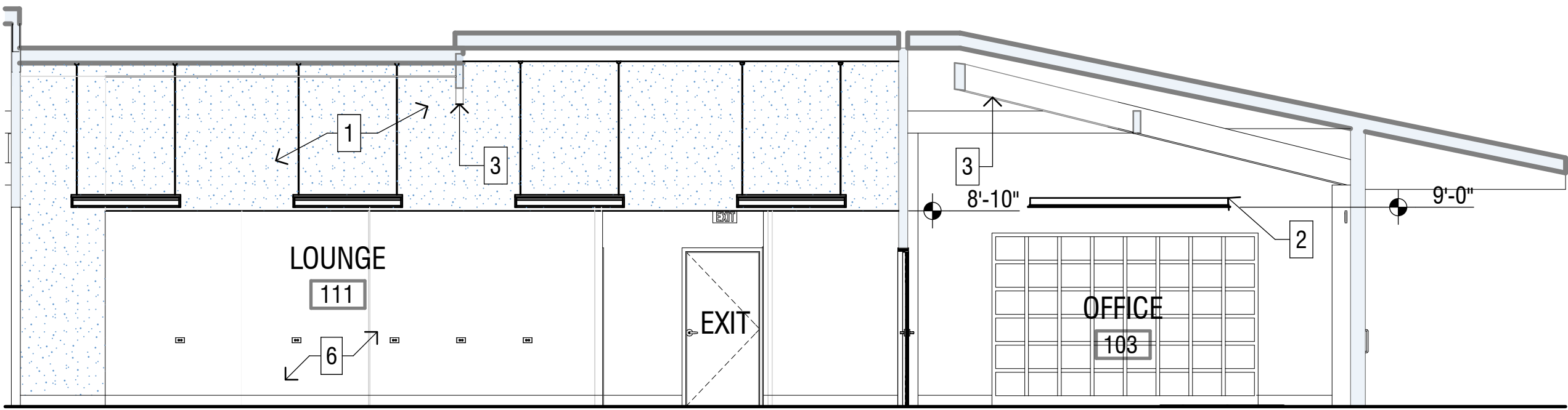
## SHEET CONTENTS

## first floor plan

SHEET NO.

# A-101

Orcutt Winslow Project 2016\_430 AZ TechCelerator, 300 Sections Sheet A-301 sections was plotted by Liz Graves on Monday, October 16, 2017 at 3:41 PM; file found at BIM Server: ed.bimserver - BIM Server 21\Special Projects Studio\16\_430\_City of Surprise\_Techcelerator



#### SECTION GENERAL NOTES:

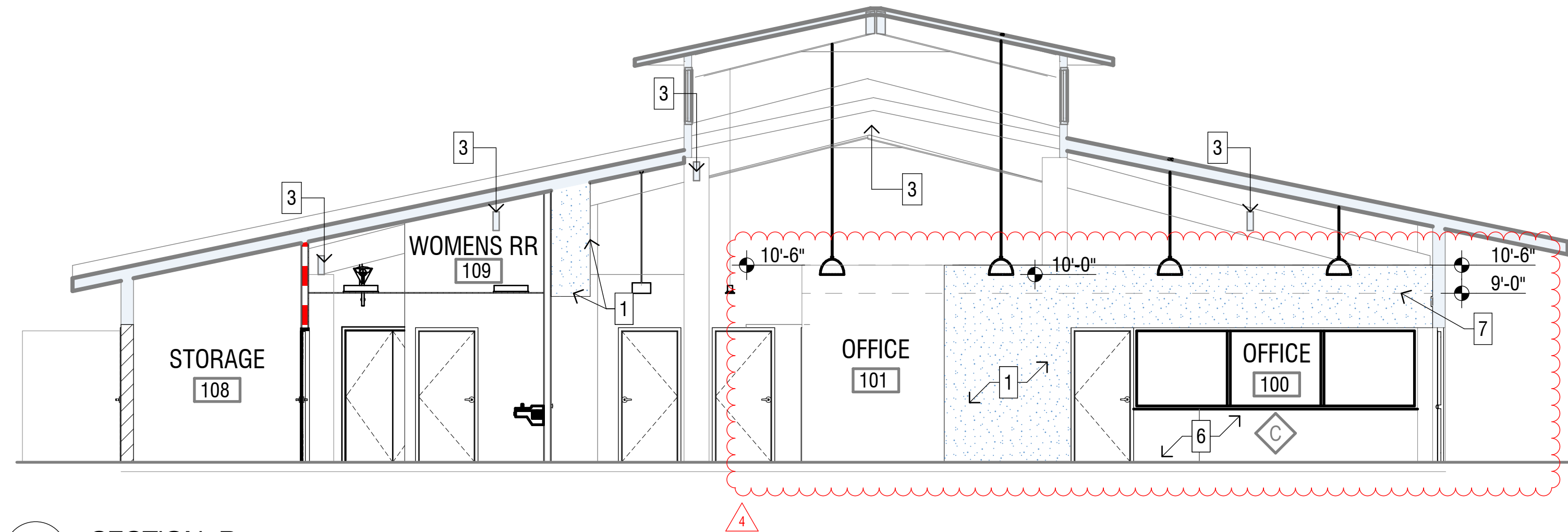
- A. Suspended materials shall be attached to structure with tested connectors for tension or shear condition at frequency to support load applied.
- B. Insulation shall be continuous at the roof plane and shall lap wall insulation.

#### SECTION KEYNOTES:

1. Accent Paint Dunn Edwards: DE5867 Blue Chip.
2. Strip lighting.
3. Existing glulam beam.
4. Existing walls to remain.
5. New portion of header
6. Field paint. Refer to finish plans.
7. Drop ceiling, refer to reflected ceiling plan.

1 SECTION A

0 4' 8' 12'



2 SECTION B

0 4' 8' 12'

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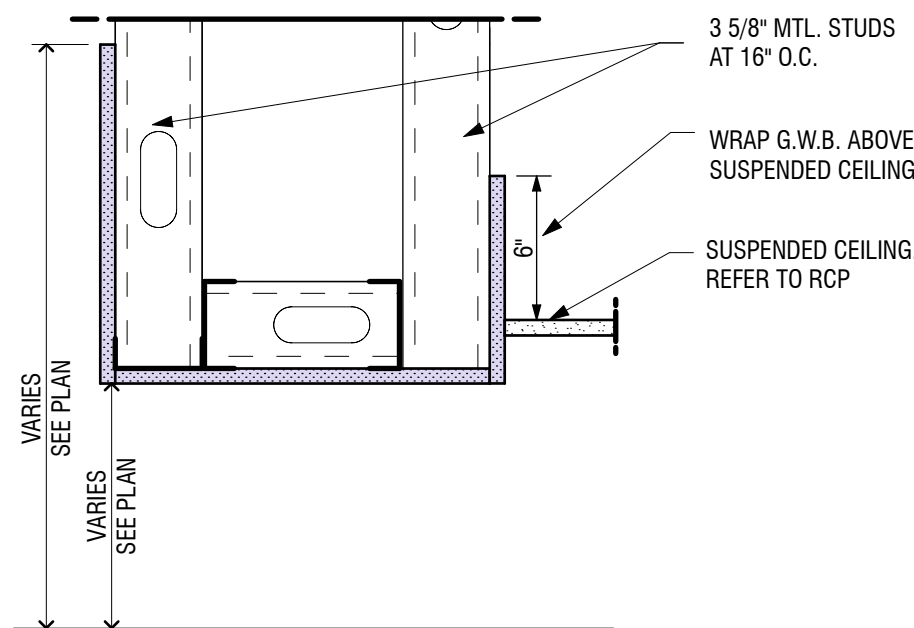
CITY OF SURPRISE  
**AZ TechCelerator**  
12425 WEST BELL ROAD, SURPRISE, ARIZONA 85378

CLIENT CONTACT	
Jeff Martin City of Surprise 16000 North Civic Center Plaza Surprise, AZ 85374	623.222.6026 t jeffery.martin@surpriseaz.com
PROJECT NO.	DATE OF ISSUE
<b>2016_430</b>	<b>04.26.2017</b>
REVISION NO.	DATE
<div><div>1</div>city comments</div>	05.26.2017
<div><div>2</div>owner revisions</div>	08.23.2017
<div><div>3</div>addendum 01</div>	10.10.2017
<div><div>4</div>addendum 02</div>	10.17.2017
PROJECT TEAM	DRAWN BY
<b>interiors</b>	<b>LG</b>
PROJECT PHASE	
<b>100% construction documents</b>	
SHEET CONTENTS	
<b>sections</b>	
SHEET NO.	

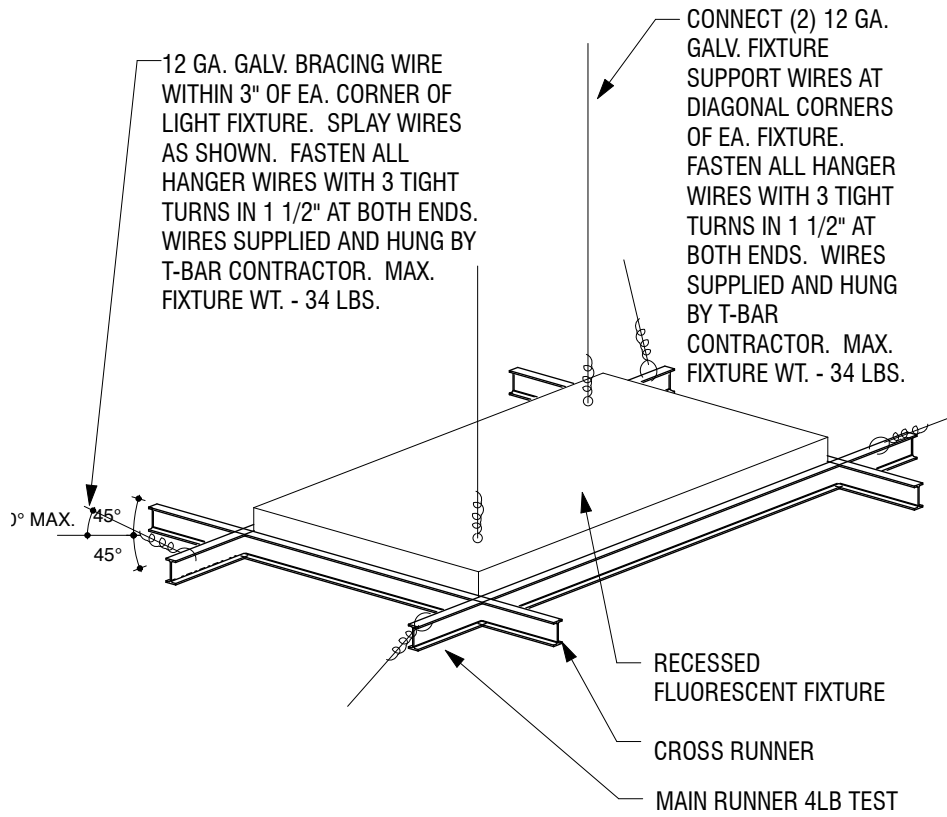
A-301



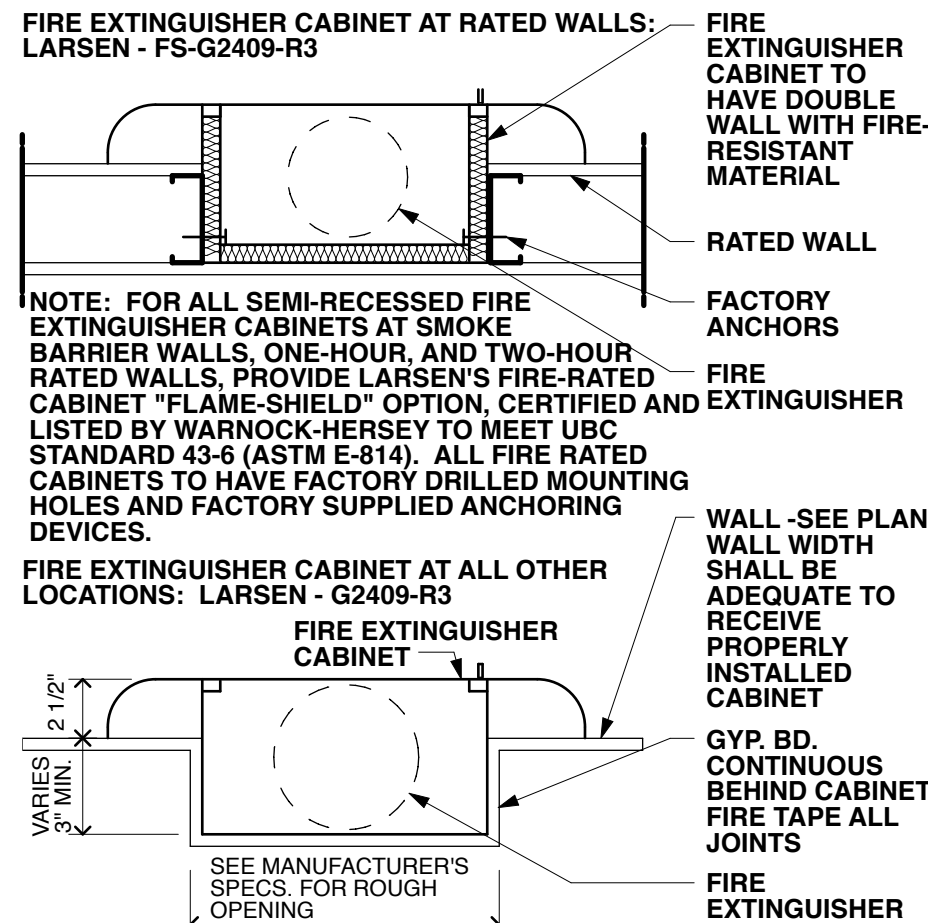
Orcutt Winslow Project 2016\_430 AZ TechCelerator, 500 Details Sheet A-501 Interior details was plotted by Liz Graves on Monday, October 16, 2017 at 3:41 PM. File found at BIM Server: edbmsrver - BIM Server 21/Special Projects Studio/16\_430\_City of Surprise\_Techcelerator



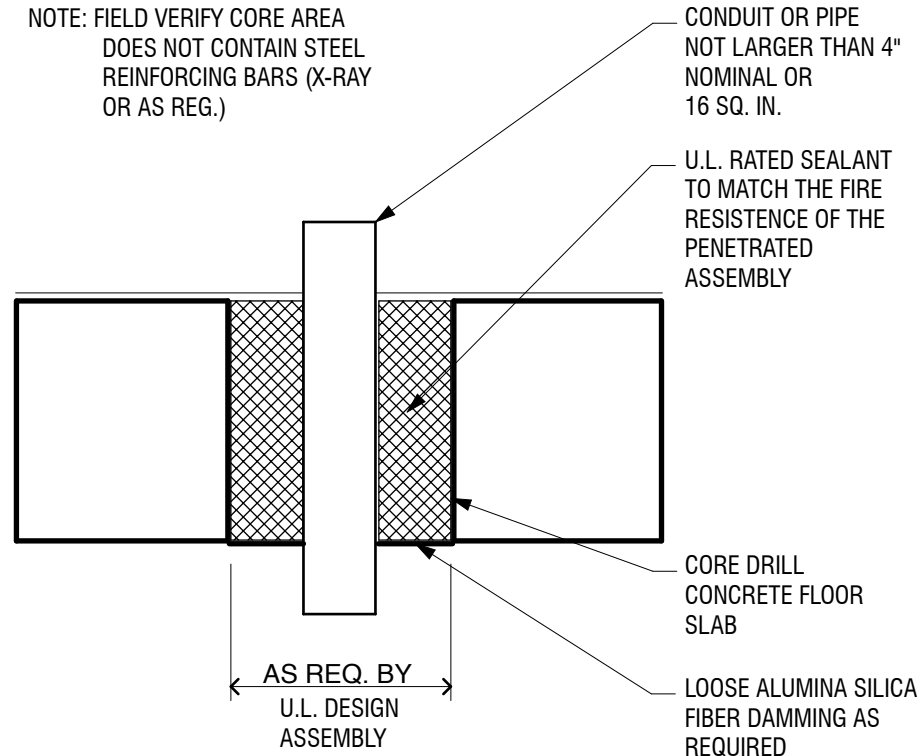
6A CEILING @ SOFFIT



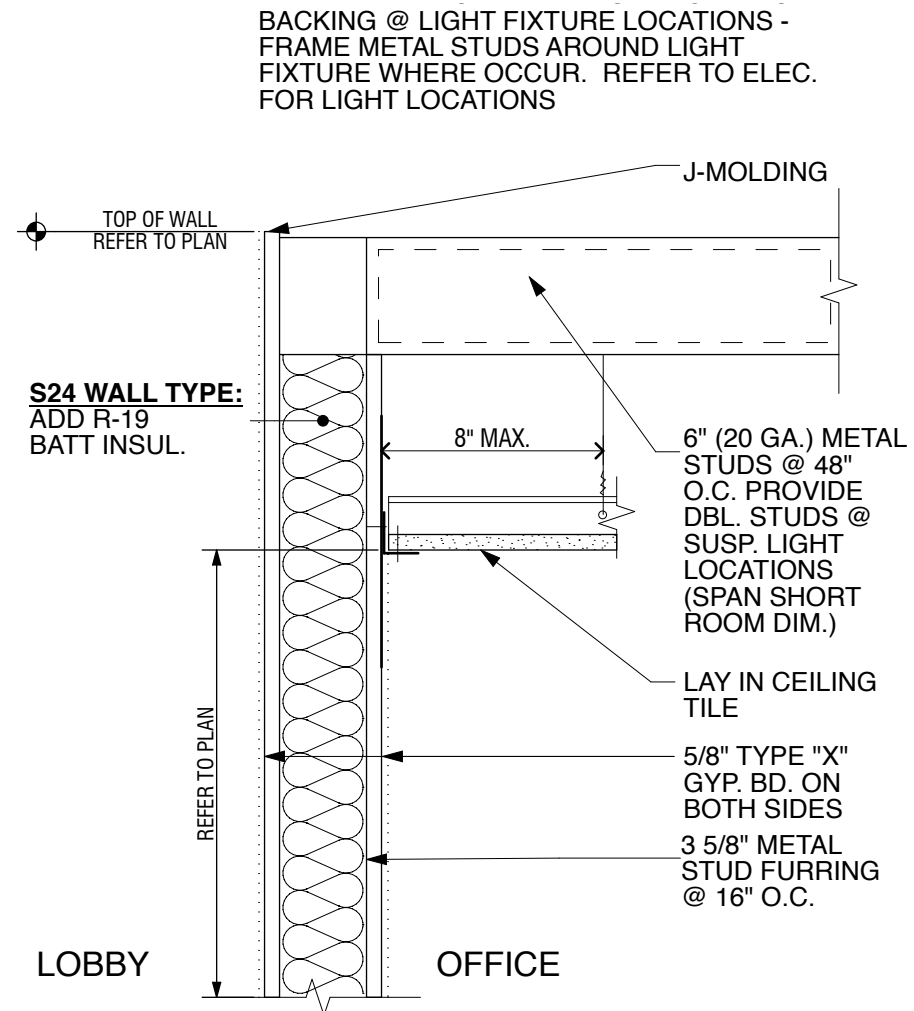
5A CEILING LIGHT FIXTURE SUPPORT @ CEILING GRID



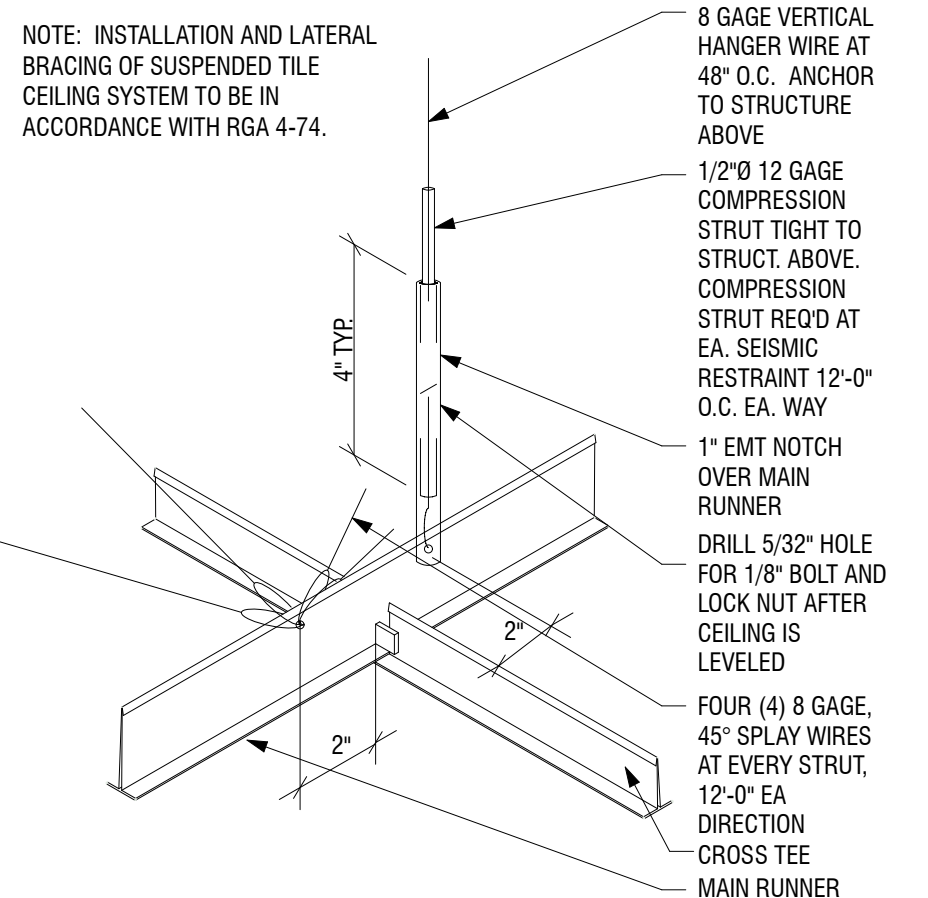
3A FIRE EXTINGUISHER CAB.



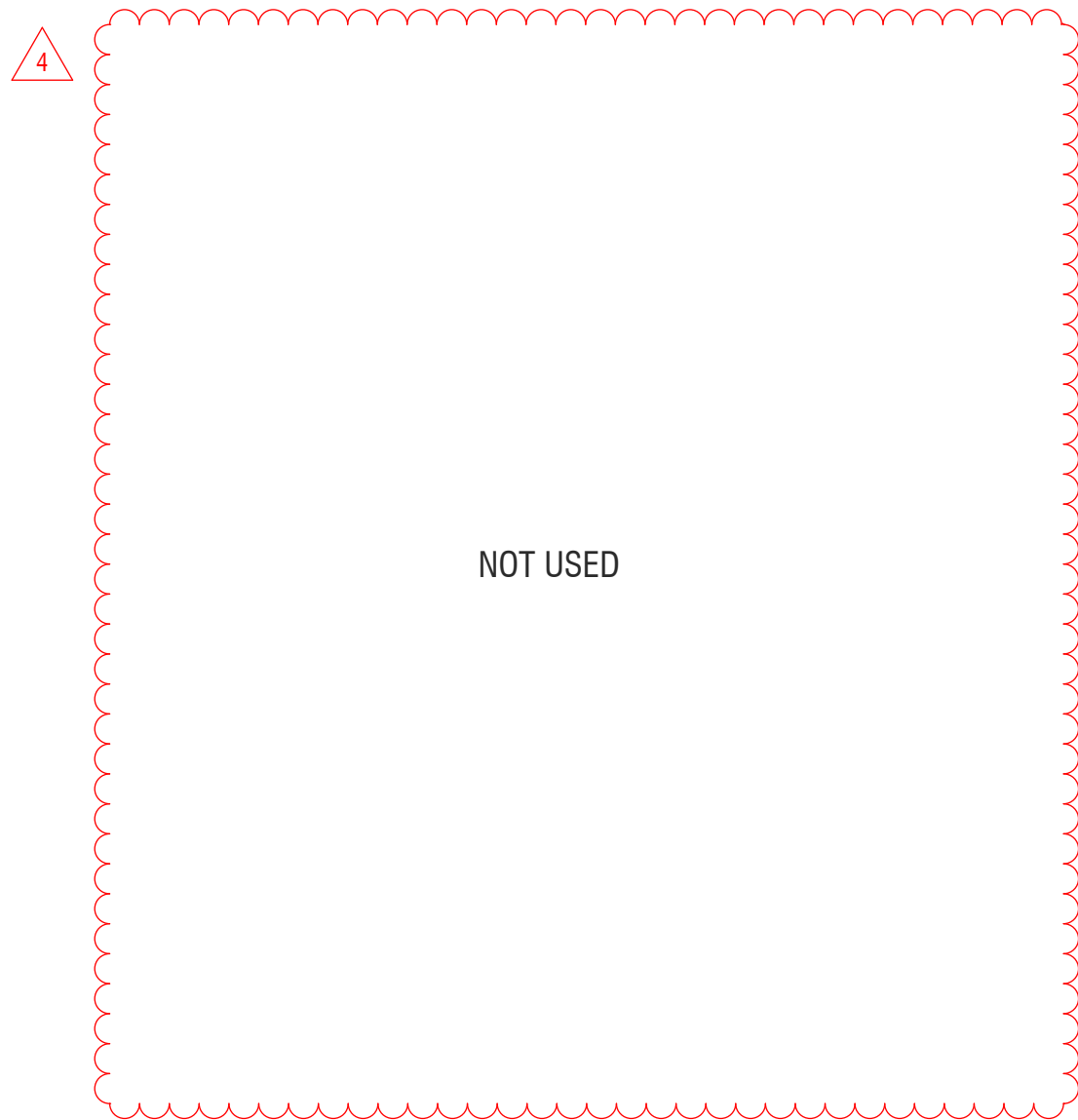
1A SLAB PENETRATION



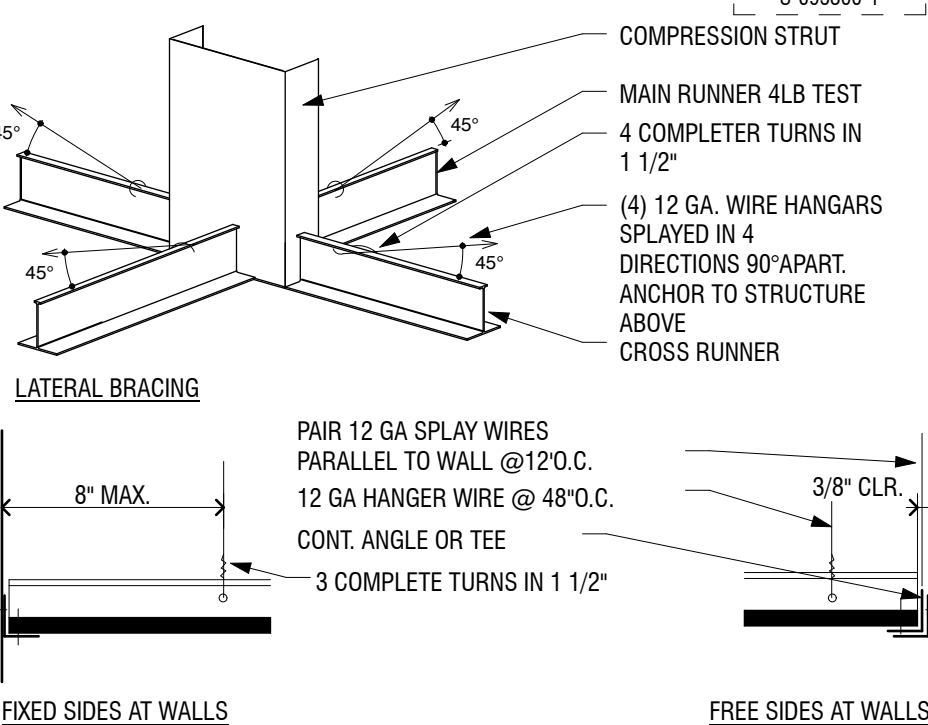
6C TOP OF WALL @ CONFERENCE / COPY ROOM



3C SEISMIC BRACING DETAIL @ CEILING GRID



5D MOP SINK



3D CEILING TYPICAL SUPPORT @ CEILING GRID

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interiors	LG
PROJECT PHASE	
100% construction documents	
SHEET CONTENTS	
interior details	
SHEET NO.	